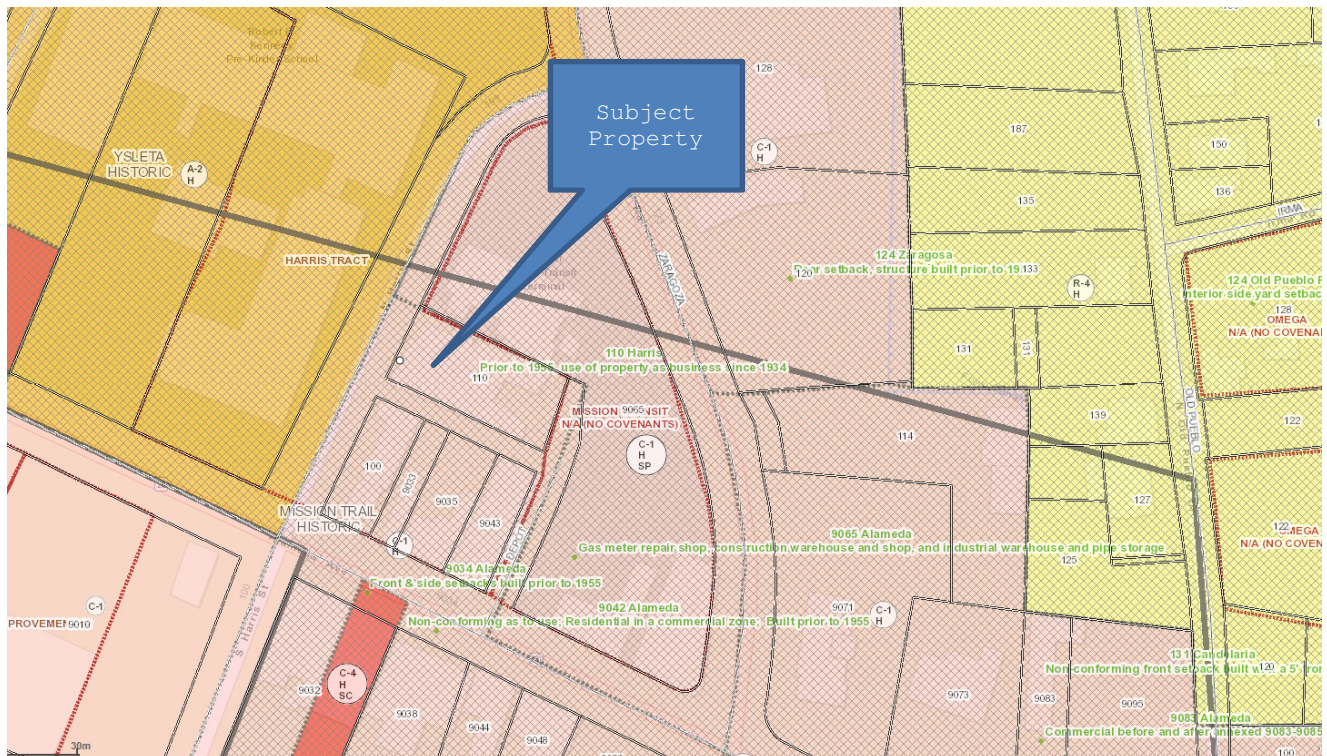




PHAP18-00044

Date: December 3, 2018
Application Type: Certificate of Appropriateness
Property Owner: City of El Paso
Representative: Jay Banasiak, Sun Metro
Legal Description: 12 Mills 8.87 ft. on San Antonio 100 ft. on w 54.44
2 Harris 7 to 9 (11775 sq. ft.), City of El Paso, El Paso County, Texas
Historic District: Ysleta
Location: 110 N. Harris Street
Representative District: #6
Existing Zoning: C-1/H (Commercial/Historic)
Year Built: N/A
Historic Status: Contributing
Request: Certificate of Appropriateness for the construction of three accessory structures with signs, lighting, furniture, and fixtures
Application Filed: 11/20/2018
45 Day Expiration: 1/4/2019

ITEM 1



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the construction of three accessory structures with signs, lighting, furniture, and fixtures

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL WITH MODIFICATIONS of the proposed scope of work based on the following recommendations:

The Ysleta Historic District Design Guidelines recommend the following:

- *Signs should not hide or cover any significant detailing and/or architectural features of the building.*
- *Signs shall not exceed thirty square feet in all commercial and manufacturing districts, and should not exceed six feet in height.*
- *Colors should complement the building and the surrounding area. Fluorescents should be avoided. Designs should be artistic, innovative, yet compatible with the building and/or the surrounding area. Lettering should not exceed 40% of the total area.*
- *Signs constructed for landmark buildings or sites must be made of materials attributed to the era in which the building or site was constructed. Plastics are not permitted.*
- *New structures should respect the integrity of existing buildings. Existing historic structures and streetscape need be taken into consideration before designing new infill construction. Setbacks, proportion, rhythm, and building elements should all be addressed.*
- *If you are buying a new (lighting) fixture, keep it as simple as possible such as a plain pole with one globe attached.*
- *Development adjacent to the Ysleta Mission and the Indian Restaurant should use brick and/or stone pavers in earth tone shades in order to tie the areas together.*

The Downtown Historic District Design Guidelines recommend:

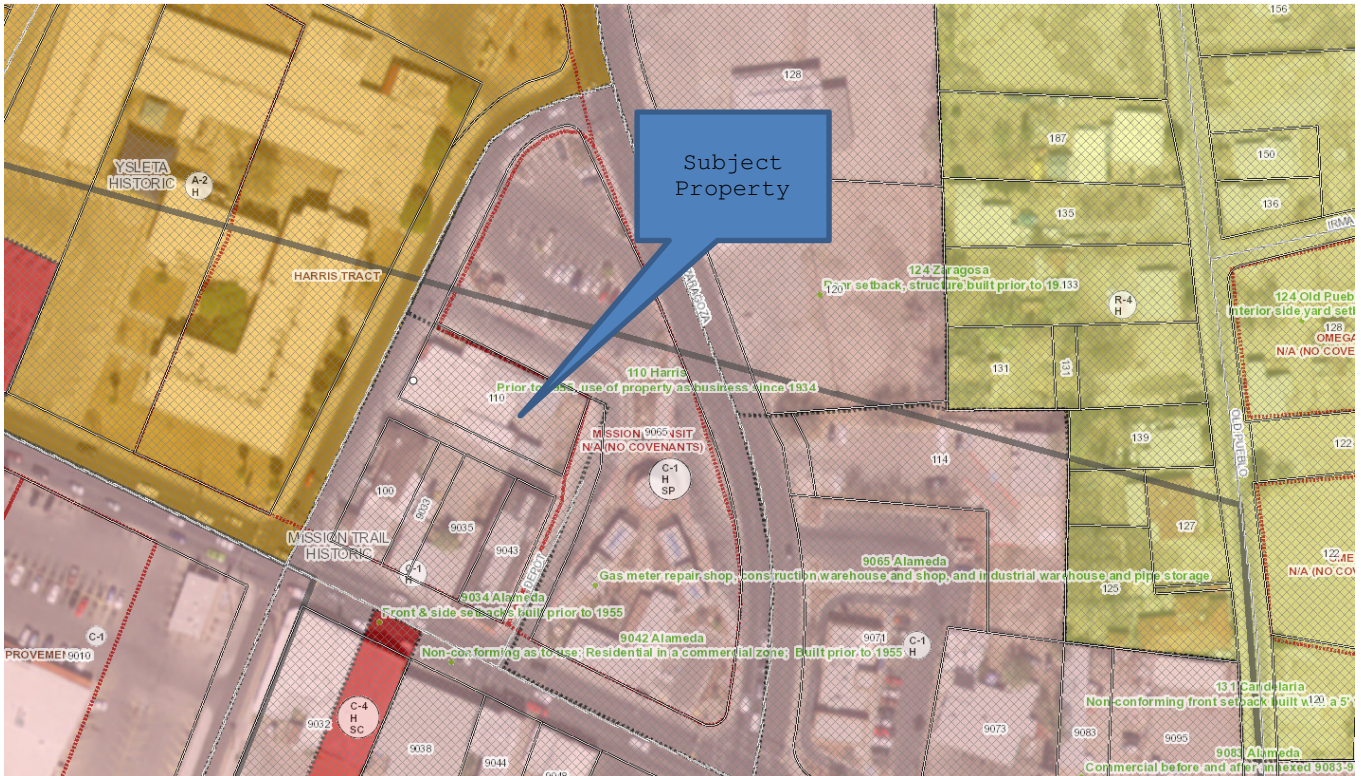
- *Street furniture should make a positive contribution to a street's image and not become another eyesore.*
- *Street furniture should be consistent with the character of the historic landmarks within the district.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The modifications are that the Nixalite be replaced with netting, that the wall fence have some added architectural detail, and that details be provided for the signage.

AERIAL MAP



PROPOSED CONSTRUCTION

